

1 BILL NO. R-92-12.05

2 DECLARATORY RESOLUTION NO. R-01-92

3
4 A DECLARATORY RESOLUTION Confirming the
5 designation of an "Economic
6 Revitalization Area" under I.C. 6-1.1-
7 12.1 for property commonly known as 3306
8 Independence Drive, Fort Wayne, Indiana
9 46808

10 WHEREAS, Common Council has previously designated and
11 declared by Declaratory Resolution the following described
12 property as an "Economic Revitalization Area" under Division
13 6, Article II, Chapter 2 of the Municipal Code of the City of
14 Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1,
15 to wit:

16 Part of Southwest Quarter of Section 28, Township 31
17 North, Range 12 East, in Allen County, Indiana, more
18 particularly described as follows:

19 Commencing at the Southwest corner of Centennial
20 Industrial Park, Section V, as recorded in the
21 plat thereof in the Office of the Recorder of Allen
22 County, Indiana, said point being on the North
23 right-of-way line of Independence Drive; thence
24 West along said right-of-way line, said line also
25 being the North line of Centennial Industrial Park,
26 Sections VII and VIII, as recorded in the plat
27 thereof in the Office of the Recorder of Allen
28 County, Indiana, a distance of 275.08 feet to the
29 true point of beginning: thence continuing West
30 along said North right-of-way line and North line
31 of Centennial Industrial Park. Section VIII, a
32 distance of 212.67 feet to a point of curvature;
thence West along a curve to the right having a
radius of 270.0 feet and a central angle of 02
degrees 18 minutes (00 degrees 08 minutes 40
seconds, plat), along said North right-of-way line
and North line of Centennial Industrial Park,
Section VIII, a distance of 10.84 feet (11.73 feet,
plat) to a point of tangency; thence West, tangent
to said curve, along said North right-of-way line
and North line of Centennial Industrial Park,
Section VIII, a distance of 217.5 feet; thence
North with a deflection angle to the right of 89
degrees 34 minutes 20 seconds, parallel to and
460.0 feet East of the West line of the Northeast
Quarter of the Southwest Quarter of Section 28,
Township 31 North, Range 12 East, Allen County,
Indiana, a distance of 260.0 feet; thence East,
with a deflection angle to the right of 90 degrees
00 minutes, a distance of 438.8 feet; thence South
with a deflection angle to the right of 89 degrees

1 32 minutes a distance of 254.55 feet to the point
2 of beginning, containing 2.62 acres.

3 said property more commonly known as 3306 Independence Drive,
4 Fort Wayne, Indiana 46808; and

5 **WHEREAS,** said project will create three additional
6 permanent jobs for a total additional annual payroll of
7 \$63,000, with the average new annual job salary being \$21,000;
8 and

9 **WHEREAS,** the total estimated project cost is \$610,000;
10 and

11 **WHEREAS,** recommendations have been received from the
12 Committee on Finance and the Department of Economic
13 Development concerning said Resolution; and

14 **WHEREAS,** notice of the adoption and substance of said
15 Resolution has been published in accordance with I.C. 6-1.1-
16 12.1-2.5 and I.C. 5-3-1 and a public hearing has been
17 conducted on said Resolution; and

18 **WHEREAS,** if said Resolution involves an area that has
19 already been designated an allocation area under I.C. 36-7-14-
20 39, The Fort Wayne Redevelopment Commission has adopted a
21 Resolution approving the designation.

22 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF**
23 **THE CITY OF FORT WAYNE, INDIANA:**

24 **SECTION 1.** That, the Resolution previously designating
25 the above described property as an "Economic Revitalization
26 Area" is confirmed in all respects.

27 **SECTION 2.** That, the hereinabove described property is
28 hereby declared an "Economic Revitalization Area" pursuant to
29 I.C. 6-1.1-12.1, said designation to begin on the effective
30 date of this Resolution and continue for a one year period.
31 Said designation shall terminate at the end of that one year
32 period.

1 **SECTION 3.** That, said designation of the hereinabove
2 described property as an "Economic Revitalization Area" shall
3 apply to a deduction of the assessed value of real estate.

4 **SECTION 4.** That, the estimate of the number of
5 individuals that will be employed or whose employment will be
6 retained and the estimate of the annual salaries of those
7 individuals and the estimate of the value of redevelopment or
8 rehabilitation all contained in Petitioner's Statement of
9 Benefits are reasonable and are benefits that can be
10 reasonably expected to result from the proposed described
11 redevelopment or rehabilitation.

12 **SECTION 5.** The current year approximate tax rates for
13 taxing units within the City would be:

14 (a) If the proposed development does not occur, the
15 approximate current year tax rates for this site
16 would be \$7.7728/\$100.

17 (b) If the proposed development does occur and no
18 deduction is granted, the approximate current year
19 tax rate for the site would be \$7.7728/\$100 (the
20 change would be negligible).

21 (c) If the proposed development occurs and a deduction
22 percentage of fifty percent (50%) is assumed, the
23 approximate current year tax rate for the site
24 would be \$ (the change would be negligible).

25 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby
26 determined that the deduction from the assessed value of the
27 real property shall be for a period of ten years.

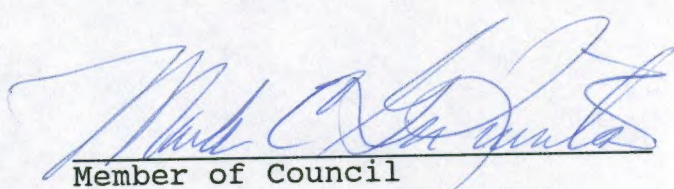
28 **SECTION 7.** The benefits described in the Petitioner's
29 Statement of Benefits can be reasonably expected to result
30 from the project and are sufficient to justify the applicable
31 deductions.
32

1 **SECTION 8.** For real property, a deduction application
2 must contain a performance report showing the extent to which
3 there has been compliance with the Statement of Benefits form
4 approved by the Fort Wayne Common Council at the time of
5 filing. This report must be submitted to the Allen County
6 Auditor's Office and the City of Fort Wayne's Department of
7 Economic Development and must be included in the deduction
8 application. For subsequent years, the performance report
9 must be updated within sixty days after the end of each year
10 in which the deduction is applicable.

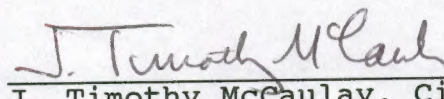
11 **SECTION 9.** The performance report must contain the
12 following information:

- 13 A. The cost and description of real property
14 improvements.
15 B. The number of employees hired through the end of
16 the preceding calendar year as a result of the
17 deduction.
18 C. The total salaries of the employees hired through
19 the end of the preceding calendar year as a result
20 of the deduction.
21 D. The total number of employees employed at the
22 facility receiving the deduction.
23 E. The total assessed value of the real property
24 deduction.
25 F. The tax savings resulting from the real property
26 being abated.

27 **SECTION 10.** That, this Resolution shall be in full force
28 and effect from and after its passage and any and all
29 necessary approval by the Mayor.

30
31
32

Member of Council

APPROVED AS TO FORM AND LEGALITY


J. Timothy McCaulay, City Attorney

DATED:

12-22-92

SANDRA E. KENNEDY, CITY CLERK

~~LOST~~

TALARICO

DATED:

1-12-93.

SANDRA E. KENNEDY, CITY CLERK

Indiana, as

(~~ANNEXATION~~)

~~(APPROPRIATION)~~

~~(GENERAL)~~

(SPECIAL)

(ZONING)

~~ORDINANCE~~

RESOLUTION

NO. Q-01-43

on the 12th day of January, 1993

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Mark C. GiaQuinta
PRESIDING OFFICER

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 13th day of January, 1993,
at the hour of 11:30 o'clock A., M., E.S.T.

at the hour of 11.30 o'clock A., M., E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of January

19 93, at the hour of 4:00 o'clock PM, E.S.T.

PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic

Department P-92-12-05

SYNOPSIS OF ORDINANCE Centennial Partners is requesting a tax
abatement in order to construct a 17,262 square foot structure
with 11,000 square feet used for warehouse space and 2,500 square
feet of office space on the first floor and 3,762 square feet of
office space on the second floor. Approval of this tax abatement
is contingent upon approval by the Redevelopment Commission.

EFFECT OF PASSAGE Will allow for the creation of three new
permanent jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-92-12-05

REPORT OF THE COMMITTEE ON
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" 3306 Independence Drive,

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures in blue ink: Archie L. Lunsey, Donald J. Schmidt, Henry, Edmonds, Long]
CR Edmonds

DATED: 1-12-93.

Sandra E. Kennedy
City Clerk